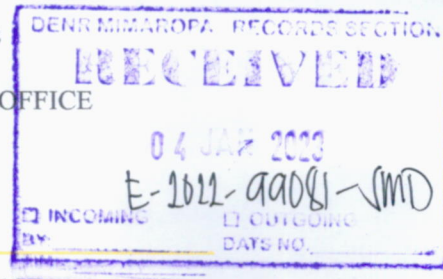




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add:



December 21, 2022

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**

I am forwarding the memorandum of CENRO, Roxas, Palawan with the investigation report conducted on the application for Survey Authority with the subject portion of Lot 5206, Cad-862-D situated at Barangay Sandoval, Roxas, Palawan applied by Analyn Zumaraga.


After evaluation, This Office found out the following:

- The subject portion is within Alienable and Disposable Land per Land Classification Map No. 2880, Project 14-C, Block XII, approved on October 13, 1981.
- The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO.

Hence, I recommend clearance for the issuance of survey authority to segregate the portion of Alienable and Disposable land. Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

Reference No. 2022-10811


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 
Date: DEC 2022 CN 22-3473



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add:

ANNEX "B"

CERTIFICATION


This is to certify that portion of **Lot 5206, Cad 862-D** is within **Alienable and Disposable Land** per LC Map No. 2880, Project No. 14-C, Block No. XII dated October 13, 1981.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 21st day of December, 2022 for confirmatory verification of the Regional office.


FELIZARDO B. CAYATOC
PENRO

Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By 
Date 23 DEC 2022 22-2473



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 17 November 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 11-24-2022 EN 22-10811

I am submitting the investigation report conducted on the request for survey authority involving Lot 5206(part), Cad. 862-D in Bgy. Sandoval, Roxas, Palawan.

Evaluating the same, I found out that:

- The land subject hereof is within the agricultural (alienable/disposable) lands; and
- The same appears occupied/possessed by Analyn E. Zumaraga, et al. to the exclusion of adverse others

Hence, I recommend confirmation of the LC findings arrived at.

For the CENR Officer:

[Signature]

RONNIE P. LILANG
Chief, Regulation and Permitting Section
Office-In-Charge

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com

The Claimants

file

**DENR-CENRO ROXAS
RELEASED**
DATE: NOV 24 2022
BY: [Signature]
NO. 2022-11-1780

**DENR-PENRO PALAWAN
RELEASED**
THROUGH E-MAIL
EMAIL TO: ATTACHMENTS
Mrs. Remy S. Engr-Pong
E-MAILED BY: [Signature]
DATE: 24 NOV 2022 TIME: 11:39 am



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

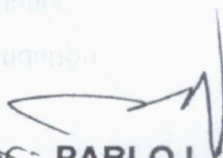
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

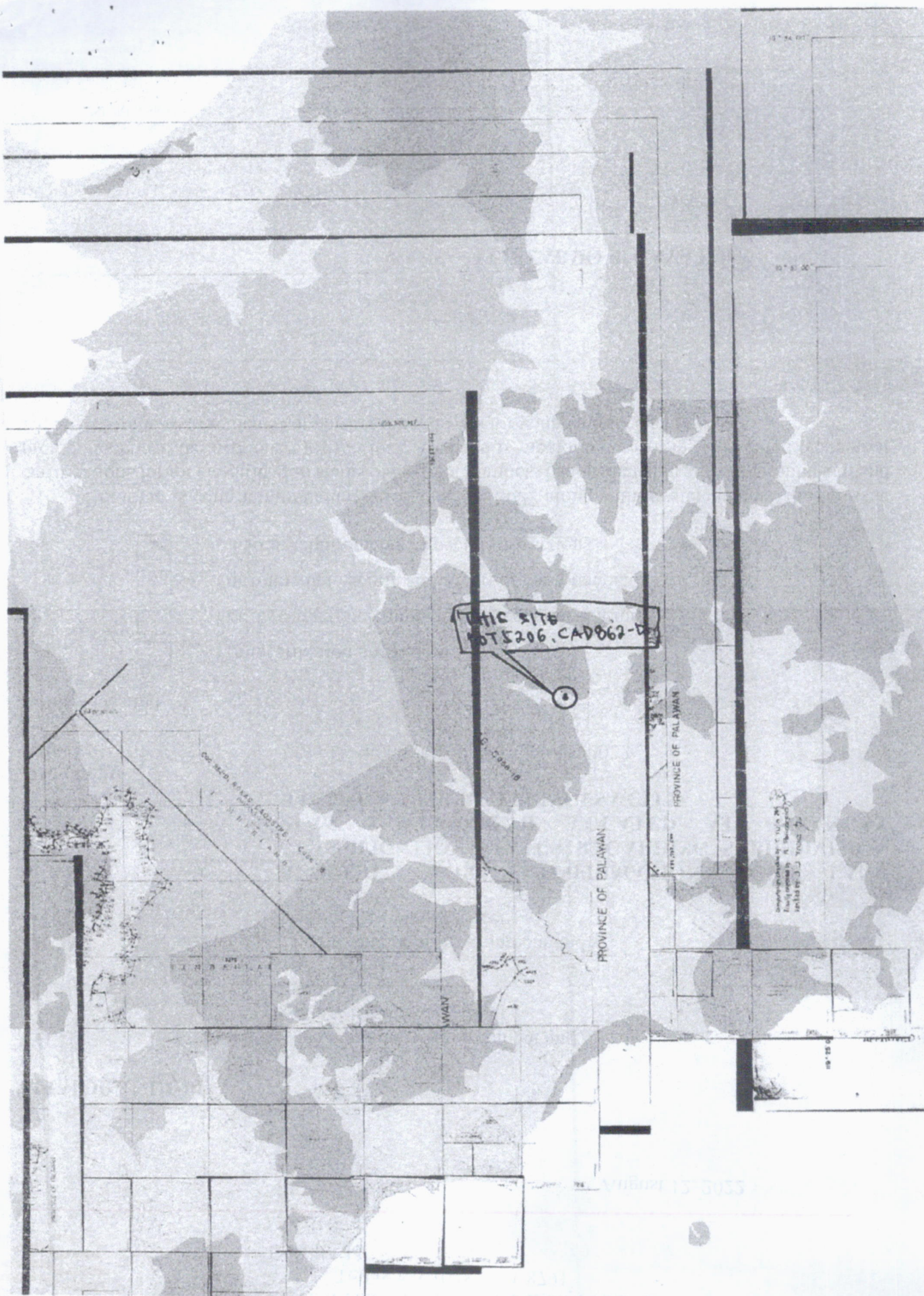
CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 5206 (part), Cad 862-D specifically the portion lying between latitudes 10-24-21.98 and 10-25-58.8 and longitudes 119-20-55.35 and 119-22-34.6 is within **agricultural and disposable land** per LC Map No. 2880, Project No. 14-C dated October 13, 1981, under FAO/DAO No. DMC-2019-10.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 17th day of November 2022.


PABLO L. CRUZ
Community Environment and
Natural Resources Officer



TOXIC SITE
DOT 5206.CAD062-001

PROVINCE OF PALAWAN

PROVINCE OF PALAWAN

Geographic coordinates: 13° 54' 00" N, 121° 50' 00" E
Elevations: 1000m, 1500m, 2000m
Scale: 1:50,000

13° 54' 00"

121° 50' 00"



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. _____ Applicant : ANALYN E. ZUMARAGA, ET AL...
Lot No. 5206 (PART), CAD 862-D Ident.To Lot No. _____
Portion of Lot No. _____ Surveyed for: ROXAS CADASTRE
Date of Original Survey : _____ Surveyed by : NESTOR E. PALCOTELO
Area (sq. m.) _____ Date of Survey January-June 1987
Location : Sandoval, Roxas, Palawan Date Approved: January 10, 1988

TECHNICAL DESCRIPTION

TIE LINE : "TIE LINE: N 13-47-42 W, 8,349.985 meters, From BLLM 6,
PLS 232 to Corner 1".

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 88-34-4 E	Distance: 211.733			
2-3	Direction: S 3-28-6 E	Distance: 174.946			
3-4	Direction: S 53-58- 21 W	Distance: 71.975			
4-5	Direction: S 2-33-22 E	Distance: 593.258			
5-6	Direction: S 26-33- 54 E	Distance: 473.302			
6-7	Direction: S 66-7-29 E	Distance: 705.998			
7-8	Direction: S 40-21- 52 W	Distance: 277.8			
8-9	Direction: S 37-52- 30 E	Distance: 301.672			
9-10	Direction: S 8-7-48 E	Distance: 112.253			
10-11	Direction: S 68-48- 21 W	Distance: 278.103			
11-12	Direction: S 85-10- 45 W	Distance: 440.768			
12-13	Direction: S 2-26-12 W	Distance: 248.934			
13-14	Direction: S 27-44-3 W	Distance: 579.916			
14-15	Direction: N 76-39- 42 W	Distance: 140.383			
15-16	Direction: N 11-54- 15 E	Distance: 265.16			
16-17	Direction: N 19-21- 10 W	Distance: 233.217			

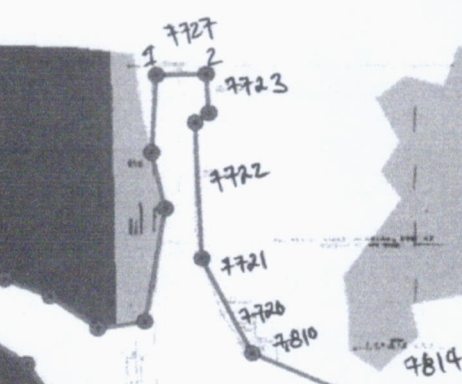
17-18	Direction: N 25-14-48 W	Distance: 637.061			
18-19	Direction: N 9-3-21 W	Distance: 385.748			
19-20	Direction: N 33-51-13 W	Distance: 276.561			
20-21	Direction: N 55-47-13 W	Distance: 361.292			
21-22	Direction: S 13-48-58 E	Distance: 179.27			
22-23	Direction: N 57-55-22 W	Distance: 382.83			
23-24	Direction: S 1-23-6 W	Distance: 204.944			
24-25	Direction: N 53-50-38 W	Distance: 594.35			
25-26	Direction: N 70-55-50 W	Distance: 365.077			
26	Direction: N 52-42-52 E	Distance: 161.75			
27	Direction: S 73-2-23 E	Distance: 198.549			
28	Direction: N 49-52-34 E	Distance: 197.255			
29	Direction: S 6-38-0 W	Distance: 167.493			
30	Direction: S 69-31-54 E	Distance: 218.211			
31	Direction: S 89-29-19 E	Distance: 365.99			
32	Direction: S 82-7-46 E	Distance: 300.723			
33	Direction: S 68-12-56 E	Distance: 205.378			
34	Direction: S 54-47-0 E	Distance: 249.707			
35	Direction: N 80-59-6 E	Distance: 202.123			
36	Direction: N 9-53-32 E	Distance: 508.314			
37-1	Direction: N 3-42-6 E	Distance: 342.876			

PLEASE SEE ATTACHED SKETCH MAP

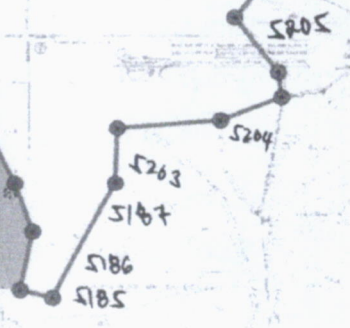
T. D. Researched by : _____ Date : _____

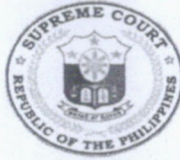
T.D. Sketched by : ARNOLD V. GONZALES Date : 11/17/2022

T. D. Checked by : _____ Date : _____



LOT 5206 (PART), CAD 862-D





**MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS
AND CAGAYANCILLO**

Mabini Street, Barangay 2

Roxas, Palawan

6thmctcroxascagayancillo@gmail.com

Telephone No.: (048)717-5563

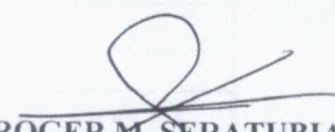
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court, there is no criminal or civil case filed, pending or disposed of against ANALYN ZUMARAGA pertaining to Lot No. 5206, Cad 862-D situated at Barangay Sandoval, Roxas, Palawan.

This Certification is issued upon request of claimant ANALYN ZUMARAGA a resident of Barangay JOLO, Roxas, Palawan for lawful purposes.

This 4th day of July, 2022 at Roxas, Palawan, Philippines.


ROGER M. SERATUBIAS
Clerk of Court II

Comm. Tax Cert.: 10606143

Issued on: 06/20/22

Issued at Roxas, Palawan

O.R. (local): 1006285

Issued on: 06/20/22

O.R. (JDF/SAJ): 5032509/5030934/2315503

Issued on: 06/20/22

Issued at: Roxas, Palawan



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF ROXAS)

JOINT AFFIDAVIT

We, ROY A. BRIGIDO ^{single} ~~married~~ and MARY JEAN G. BIDTA ^{MARRIED} both residents of Bgy. SANDVAL, ROXAS, Palawan after having been sworn, hereby depose and state:

1. That we personally know ANALYN E. ZUMARAGA who desires for segregation/subdivision of Lot 5206 (Part), CAD 862-D in Bgy. SANDVAL, ROXAS Palawan;
2. That we are actual residents of Barangay SANDVAL, in the Municipality of ROXAS, Palawan;
3. That we are aware of the fact that ANALYN E. ZUMARAGA is the actual occupant and or possessor of the subject lot;
4. That we are not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of our knowledge, belief and information, the land is not claimed by adverse others.

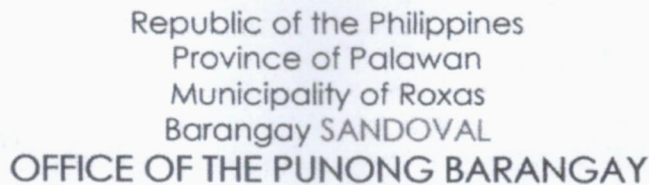
IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of NOVEMBER 2022 in the place above first written.

ROY A. BRIGIDO
Affiant
CTC No. 10606149
Issued on 07/04/22
Issued at SANDVAL, ROXAS

MARY JEAN BIDTA
Affiant
CTC No. 10606134
Issued on 07/06/2022
Issued at SANDVAL, ROXAS

SUBSCRIBED AND SWORN to be fore me on the date and place stated above.

ARNOLD V. GONZALES
Officer Authorized to Administer Oath
Land Management Inspector
(Designation)



CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **MRS. ANABELLA G. ELCALDRE** (deceased) and a resident of Barangay Sandoval, Roxas, Palawan. Actual occupant/ claimant of a parcel of land with Lot No. _____ with an area more or less **SEVEN THOUSAND (7000) SQUARE METERS** located at Sitio Tiondonan Barangay Sandoval, Roxas, Palawan.

This certifies further that the said person land bounded
by:

North: Republic of the Philippines
South: National Highway
East: Elfredos Restaurant
West: Rosario Biota

This certification is issued upon request of her daughter
MRS. ANALYN ZUMARAGA for SURVEY AUTHORITY.

Issued this 20th day of June, 2022 at Barangay Sandoval, Roxas, Palawan.

HON. LEOPOLDO U. GABUCO
Punong Barangay

Certification Fee: 50.00

O.R. No.: NO ENVIABLE OR FAVORABLE ISSUES

Issued On _____

Issued At: Baringday Sandova

ATTEST: **RAYMUND J. ACOSTA**
NOTARY PUBLIC

Doc. No. 422
Page No. 86
Book No. 252
Series of 200 22

Certification Fee: 50.00
O.R. No.: NO AVAILABLE OR AVAILABLE ISSUED

Issued On _____

Issued At: Baringday Sandova

ATTEST: **RAYMUND J. ACOSTA**
NOTARY PUBLIC

UNTIL DECEMBER 31, 2024

PTR NO. 007, 1994/2021

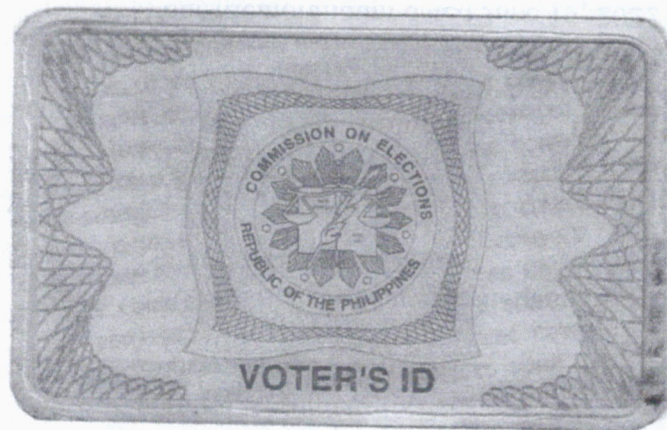
IBP H.S. 2.01-01.04/2022

ROLL NO. 48821

MCLE COMPLIANCE NO. VII-0000162-04/11-11-11



[Signature]





Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Bgy. III (Poblacion), Roxas, Palawan
Contact No. 09171606578/ 09175028647
Email address: cenroroxaspal@denr.gov.ph

MEMORANDUM

For : The Office In-Charge/ Chief, RPS
From : The Investigating Officer
Subject : **INVESTIGATION REPORT**
Date : November 17, 2022

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LOT

The subject of this investigation are respective portion of Lot 5206, Cad 862-D situated at Bgy., Sandoval, Roxas, Palawan.

CLAIMANT

The claimant are Analyn E. Zumaraga, et al..., actual occupants and possessors of the subject lot.

ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were ascertained:

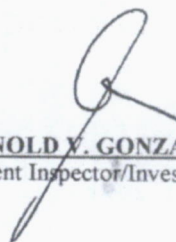
1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroroxaspal@gmail.com

NEVER IS COPY

TAX DECLARATION OF REAL PROPERTY

TO: G

TD No. **20-022-0048**

Property Identification No. **066-20-022-02-010-(P1)**

Owner: **ANABELLA G. EL CALDRE**

Address: **SANDOVAL, ROXAS, PALAWAN**

Administrator/Beneficial User:

Address:

TIN:

Telephone No.

TIN:

Telephone No.

Location of Property:

(Number and Street)

SANDOVAL
(Barangay/District)

ROXAS, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.

CCT:

Date:

Survey No.

Lot No.

Blk. No.

Boundaries:

North: IMPROVEMENTS SITUATED WITHIN THE LOT OF THE
PUBLIC LAND LOCATED AT SANDOVAL, ROXAS,
East: PALAWAN UNDER TDN.

South:

West:

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐ Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Plants/Trees			Php 2,323.00	AGRICULTURAL	16 %	Php 370.00	TAXABLE
Total	0.00 sq.m.		Php 2,323.00			Php 370.00	

Total Assessed Value **THREE HUNDRED SEVENTY PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment

2014
Year

Approved By Authority of the Provincial Assessor

ELPIDIO D. BAYUL, JR.
MUNICIPAL ASSESSOR

12/15/2013
Date

This declaration cancels TD No. **022-0044-A**

Previous A.V. Php **310.00**

Previous PIN **066-20-022-02-010-T**

Previous Owner: **ANABELLA G. EL CALDRE**

Previous Area: **0 sq.m.**

Memoranda:

REVISED PURSUANT TO SEC. 219 OF RA 7160 AND SEC. 23 OF PROVINCIAL ORDINANCE NO. 1281-12, SERIES OF 2012

022-0871A - 170

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.
SWORN STATEMENT Date

Machine Validation: Printed by Ma. Arlene B. Vasquez/10/14/13 AM

662.771'45 = 2

654.680'911 = 2

41476